

ottersburn

C O U N T R Y L I V I N G • M O D E R N L I F E S T Y L E

CROCKETFORD • CASTLE DOUGLAS • DUMFRIES & GALLOWAY



4 Bedroom Detached Villa

- **4 Large double bedrooms - 2 with en-suites and walk-in wardrobes and 2 with built-in wardrobes.**
- **Impressive central staircase with oak balustrades**
- **Family bathroom upstairs**
- **Large well-appointed kitchen/diner with double doors to garden**
- **Formal dining room with double doors through to lounge**
- **Separate toilet downstairs**
- **Separate utility room**
- **Underfloor heating downstairs**
- **Air source heat pump**
- **Electric Hörmann up and over garage door**
- **Oak internal doors and finishings**

All our houses are high quality traditionally styled country homes. You will notice a feeling of solidity and light. Depending where your home is in the building process, we may be able to provide you with interior design options that help create a space that you can really call home.

We do everything we can to ensure your home is a reflection of your personality which is why, from the wall tiles to the floor covering, you can choose from a choice of different options. In fact our sales advisor will be on hand to talk you through all the ways you can create a home as individual as you are.

4 Bedroom Detached Villa

with double garage

This traditionally designed Villa has an impressive entrance hall with a central staircase. The large open-plan kitchen has double doors leading to garden, as has the formal lounge. This stylish home also boasts a separate formal dining room. There are 4 large double bedrooms, 2 with en-suite facilities and walk-in wardrobes.

GROUND FLOOR

Kitchen / Breakfast room
8.4m x 4m

Lounge
5.5m x 4m

Dining room
2.9m x 4m

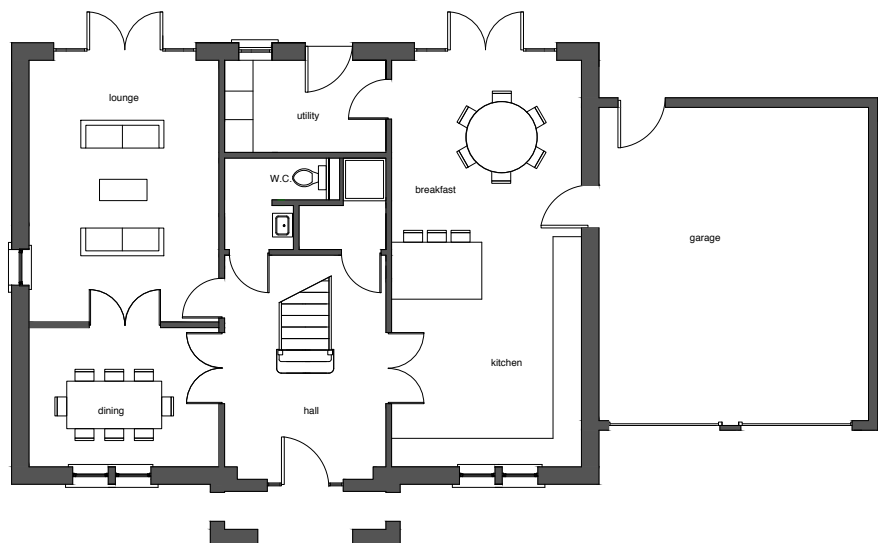
Hall
4.8m x 3.4m inc. stair

Cloak room
1.9m x 2.1m @ widest point

Hall cupboard
1.9m x 1.8m @ widest point

Utility
3.4m x 1.9m

GROUND FLOOR



UPPER FLOOR

Bedroom 1

bedroom
4.1m x 4m,

walk-in wardrobe
2.6m x 1.2m,

en-suite bathroom
2.9m x 2.1m

Bedroom 2

bedroom
4.1m x 4m,

walk-in wardrobe
2.6m x 1.2m

en-suite shower room
2.6m x 1.3m

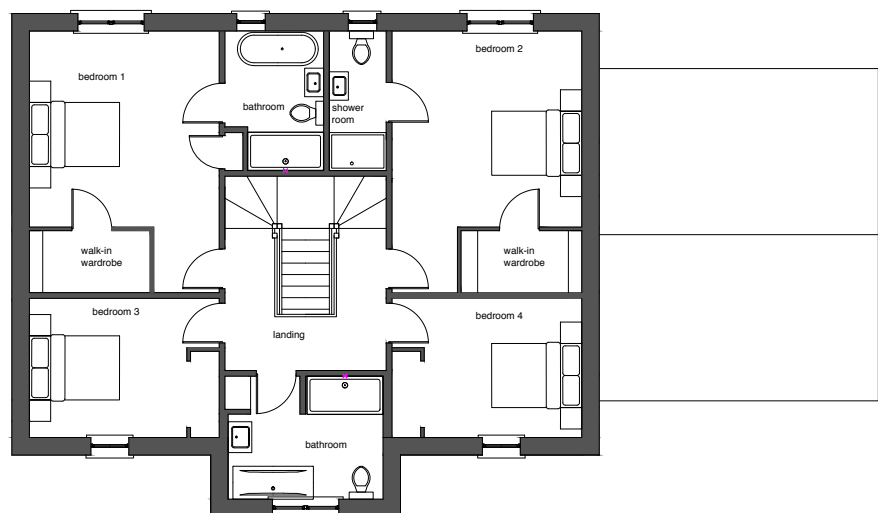
Bedroom 3
3.3m x 2.9m (ex. Wardrobe)

Bedroom 4
3.3m x 2.9m (ex. Wardrobe)

Bathroom
2.5m x 3.2m

Landing
3.4m x 4m (inc. stairwell)

UPPER FLOOR



TOTAL FLOOR AREA: 204m²